| 102.0 | 0003 | 0001.0 | 1 of 1 | Commercial | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 13,506,100 / 13,506,100 |
| | | | | | USE VALUE: | 13,506,100 / 13,506,100 |
| | | | | | ASSESSED: | 13,506,100 / 13,506,100 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 180 | | MOUNTAIN AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | TOWN OF ARLINGTON SCHOOL |
| Owner 2: | STRATTON SCHOOL |
| Owner 3: | |
| Street 1: | 730 MASS AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA |
| Cntry | |
| Own Occ: | N |
| Postal: | 02476 |
| Type: | |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | |
| Cntry | |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 3.838 Sq. Ft. of land mainly classified as Improved-Edu with a School Building built about 1960, having primarily Brick Exterior and 68200 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 41 HalfBaths, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 934 | 167170.000 | 7,655,100 | | 5,851,000 | 13,506,100 |
| Total Card | 3.838 | 7,655,100 | | 5,851,000 | 13,506,100 |
| Total Parcel | 3.838 | 7,655,100 | | 5,851,000 | 13,506,100 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 198.04 | /Parcel: 198.04

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 65878

**GIS Ref**

**GIS Ref**

**Insp Date** 03/21/14

!8164!

## PREVIOUS ASSESSMENT

Parcel ID: 102.0-0003-0001.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 934 | FV | 7,655,100 | 0 | 167,170. | 5,851,000 | 13,506,100 | | Year end | 12/23/2021 |
| 2021 | 934 | FV | 7,655,100 | 0 | 167,170. | 5,851,000 | 13,506,100 | | Year End Roll | 12/10/2020 |
| 2020 | 934 | FV | 7,655,100 | 0 | 167,170. | 5,851,000 | 13,506,100 | 13,506,100 | Year End Roll | 12/18/2019 |
| 2019 | 934 | FV | 7,445,200 | 0 | 167,170. | 5,934,500 | 13,379,700 | 13,379,700 | Year End Roll | 1/3/2019 |
| 2018 | 934 | FV | 7,445,200 | 0 | 167,170. | 4,430,000 | 11,875,200 | 11,875,200 | Year End Roll | 12/20/2017 |
| 2017 | 934 | FV | 7,445,200 | 0 | 167,170. | 4,012,100 | 11,457,300 | 11,457,300 | Year End Roll | 1/3/2017 |
| 2016 | 903 | FV | 7,445,200 | 0 | 167,170. | 3,844,900 | 11,290,100 | 11,290,100 | Year End | 1/4/2016 |
| 2015 | 903 | FV | 7,445,200 | 0 | 167,170. | 3,259,800 | 10,705,000 | 10,705,000 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 06:50:48 |

**LAST REV**

| Date | Time |
|---|---|
| 11/04/16 | 10:51:56 |
| ekelly | |

**PAT ACCT.** 8164

## SALES INFORMATION

TAX DISTRICT

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| | 5127-498 | | 1/1/1901 | Family | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 65878 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 7/28/2016 | 1042 | Manual | 143,900 | | 7/28/2016 | | | Install duct work |
| 7/21/2016 | 1018 | Renovate | 4,450,900 | | 7/21/2016 | | | Interior renovatio |
| 5/19/2016 | 636 | Manual | 673,562 | | | | | Temp modular class |
| 8/24/2015 | 1179 | Solar Pa | 250,000 | | 8/24/2015 | | | Install solar pane |
| 5/10/2011 | 415 | New Wind | 1 | | | | | |
| 7/16/2010 | 837 | Manual | 499,900 | | | | | REPAIRS TO SCHOOL |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 3/21/2014 | Meas/Inspect | JBS | JOHN S |
| 5/3/2000 | Meas/Inspect | 264 | PATRIOT |
| 7/1/1983 | | SL | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 934 | Improved-Edu | | 167170 | | Sq. Ft. | Site | | 0 | 70. | 0.50 | 5 | | | | | | | | | 5,850,950 | | | | | | 5,851,000 | |

| Total AC/HA: | 3.83770 | Total SF/SM: | 167170 | Parcel LUC: | 934 | Improved-Edu | Prime NB Desc | ARLINGTON | Total: | 5,850,950 | Spl Credit | | Total: | 5,851,000 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 58 - School | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 6 - Slab | | |
| Frame: | 3 - Concrete | | |
| Prime Wall: | 7 - Brick | | |
| Sec Wall: | | | % |
| Roof Struct: | 4 - Flat | | |
| Roof Cover: | 4 - Tar & Gravel | | |
| Color: | | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1960 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G12 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | 14 | | |
| Prim Int Wal | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 14 - Asphalt Tile | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 14 - Asphalt Tile | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | 0 |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | | Rating: | |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 41 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | 19 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 28. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 28 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 180.00 |
| Size Adj.: | 0.81466275 |
| Const Adj.: | 1.04937840 |
| Adj $ / SQ: | 153.880 |
| Other Features: | 137500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 10632123 |
| Depreciation: | 2976994 |
| Depreciated Total: | 7655129 |

## COMMENTS

STRATTON SHCOOL.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Totals | RMs: | 0 | BRs: | 0 | Baths: | HB | 41 |

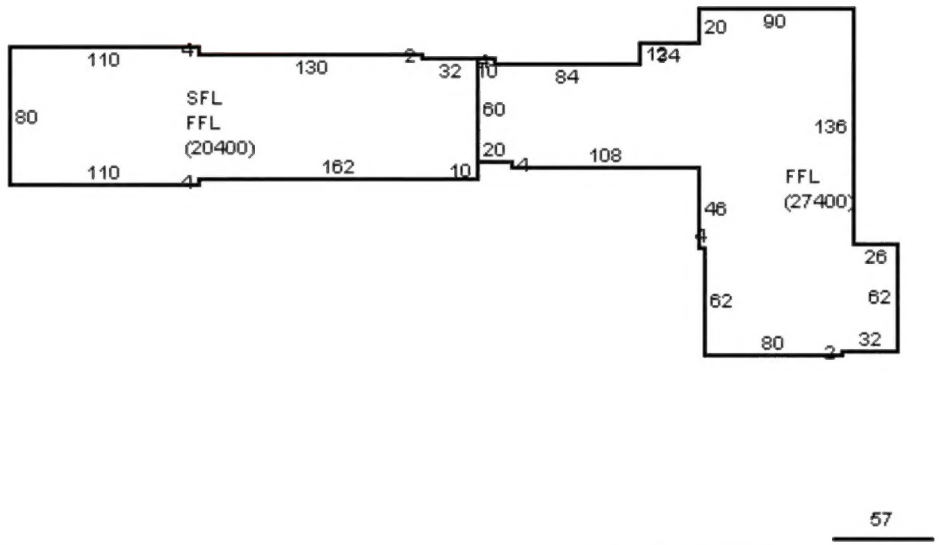
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| Totals | | | |
| 0 | | | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | | | |
|---|---|---|---|---|---|
| WtAv$/SQ: | | AvRate: | | Ind.Val | |
| Juris. Factor: | 1.00 | | Before Depr: | 153.88 | |
| Special Features: | 0 | | Val/Su Net: | 112.24 | |
| Final Total: | 7655100 | | Val/Su SzAd | 112.24 | |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 47,800 | 153.880 | 7,355,469 |
| SFL | Second Floor | 20,400 | 153.880 | 3,139,154 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 68,200 | | Total: | 10,494,623 | |
| Size Ad | 68200 | Gross Area | 68200 | FinArea | 68200 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

102.0-0003-0001.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | Total: |